



Drumshiel
Thornhill | Dumfriesshire | DG3 5DW

FINE & COUNTRY

DRUMSHIEL









KEY FEATURES

- Impressive, detached family home
- Elevated, private position next to the golf course, with open views to Thornhill
- Renovated throughout by the present owners
- Lovely garden grounds that extend to 1.09 acre
- Detached double garage and generous driveway
- Within walking distance of Thornhill's local amenities
- Excellent road and rail links within easy reach
- No onward chain

Drumshiel is a beautifully situated detached property set in just over 1 acre of well-tended garden grounds, with impressive open views towards the town of Thornhill and of the surrounding countryside.

Originally built in the 1950s, this bright and spacious home has been fully renovated by the present owners, and now comprises an impressive open plan kitchen/dining/sitting room, modern bathrooms, air source heat pump and underfloor heating to the ground floor.

The property is approached off Golf Course Road via a private hedge-lined driveway that leads up to parking and turning areas by the house. The driveway also culminates at the detached double garage.

Primary access to the house is gained via the side door, which opens into a useful boot room/utility room. The room has fitted storage units, a sink, plumbing for white goods and a cloaks area. A cupboard also houses the hot water tank.

An internal door then leads into the superb open plan kitchen/dining/sitting room. This wonderful space is filled with natural light via large windows to the front and side elevation and boasts a contemporary multi-fuel stove and attractive laminate wood flooring. A glazed front door also leads out to the front garden. The kitchen area is fitted with a good range of white units under marble effect worksurfaces and with a breakfast bar, and offers a stainless-steel sink, induction hob with extractor hood over, integrated oven and grill, a dishwasher and an American fridge/freezer.

An inner hall provides access to the first floor via carpeted stairs and gives direct access to the two ground floor double bedrooms. The principal bedroom is generously proportioned, with a window to the side elevation and a modern ensuite shower room, comprising corner shower cubicle, WC, wash hand basin and heated towel rail. The second ground floor double bedroom would make an ideal second reception room if required and enjoys high ceilings and a dual aspect. The adjacent bathroom has a wash hand basin, separate WC and sliding glazed door to a wetroom/bathroom, with contemporary freestanding bath and walk-in shower with rainhead attachment. A useful study completes the ground floor accommodation.



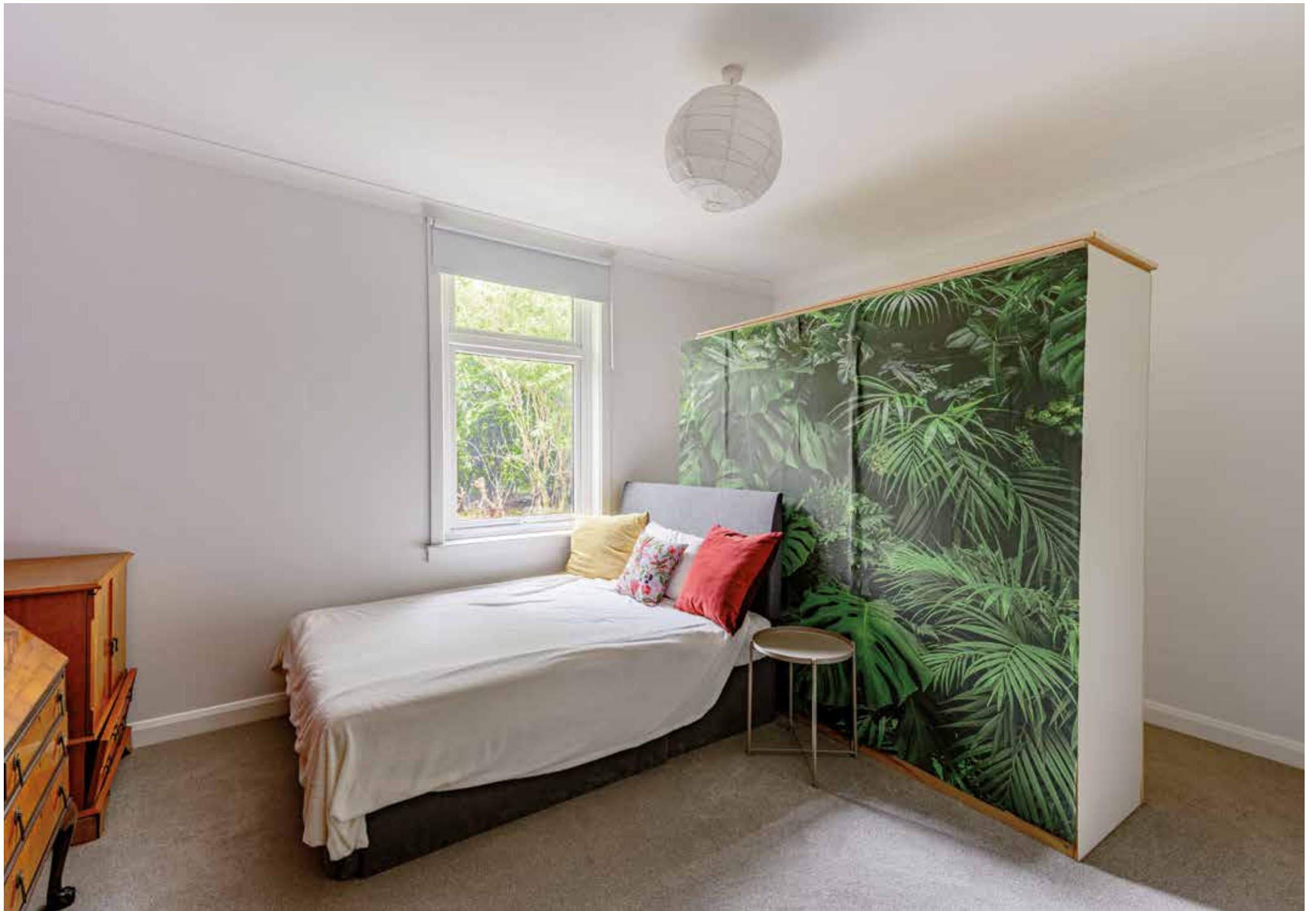












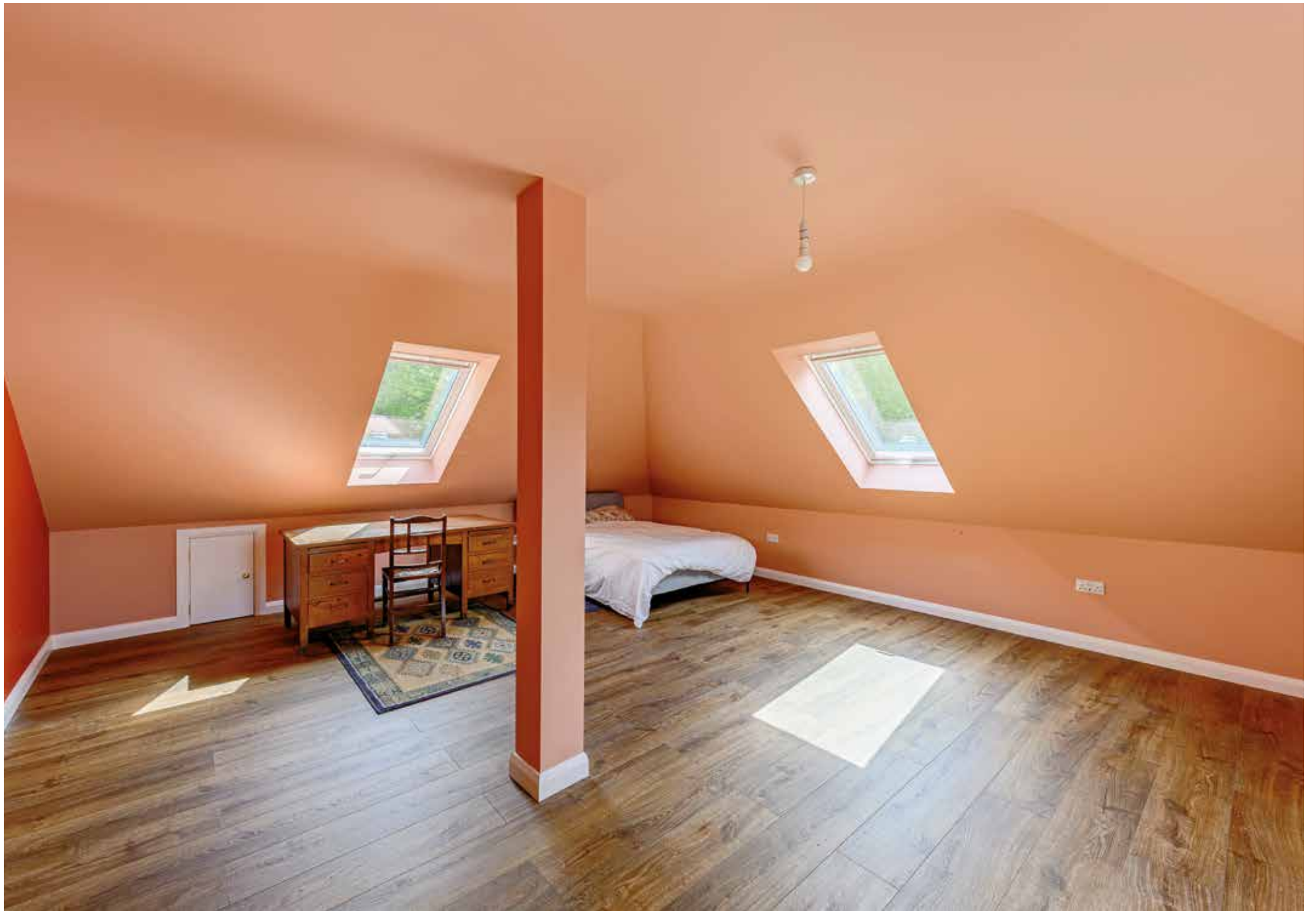






Upstairs, two large bedrooms can be found. Both bedrooms are very generous in size, with wash hand basins and sloped ceilings with large velux windows, offering great views of the surrounding countryside. The rooms could be subdivided if needed, due to their excellent size. A large WC accessed from the landing has the space for a shower to be installed if required, and this completes the accommodation.







Outside

Drumshiel is accessed off Golf Course Road, which is just a short distance from the town of Thornhill. A private tarmac driveway, lined with a privet hedge, leads up to parking and turning areas, and to the detached double garage. The garage offers two sets of up and over doors and has a concrete floor.

The property sits within 1.09 acre of grounds and the garden wraps around the house, bordered by fencing and hedging. The front garden is west facing, enjoying lovely open views and is predominantly laid to lawn, with flower beds, established trees and shrubs. There are gravel and paved paths and a rock garden area. To the rear of the house vegetable beds can be found, along with a greenhouse and timber shed. Finally, there are two original brick built stores, currently used as a wood store and general garden store.

Local Area

Drumshiel enjoys a private and rural position in the heart of the Dumfriesshire countryside yet is still within a short walk from the thriving village of Thornhill. Various amenities can be found in Thornhill including a wide variety of retail units to include clothes shops, a pharmacy, hairdressers, gift shops, cafes, food stores and pubs/hotels. There is also a garage, petrol station and a small cottage hospital. Wallace Hall Academy in Thornhill incorporates secondary, primary and nursery education.

Dumfries (approximately 15 miles south) offers a full range of facilities and amenities including a university campus and an excellent hospital.

The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. There is also fantastic horse riding, hiking and mountain biking available on the doorstep. The spectacular Drumlanrig Castle, home of the Duke of Buccleuch and Queensberry is close by with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway Country Show.

There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Greta and Lockerbie.



INFORMATION

Directions

From the south, proceed north on the A76 from Dumfries for 13 miles, and continue into Thornhill. Once at the roundabout in the middle of Thornhill, take the third exit and head out of town towards the golf course. As you exit Thornhill, turn right at the entrance to the golf club, and the property stands alone on the left hand side.

What3words: ///frown.depths.rivers

Services

Mains electricity, mains water supply, air source heat pump (which heats the water for the underfloor heating), private drainage to septic tank (registered with SEPA). Fibre broadband currently supplied by Sky Broadband, with high speed wired network internally. Cabling required for solar panels are installed and just require panels to be attached. A power outlet for electric cars is installed, and just needs a specific car charger to be added. External hot water faucet. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings

Contents may be available by separate negotiation.

Local Authority: Dumfries & Galloway Council –Council Tax Band F

EPC: TBC

Home Report

A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

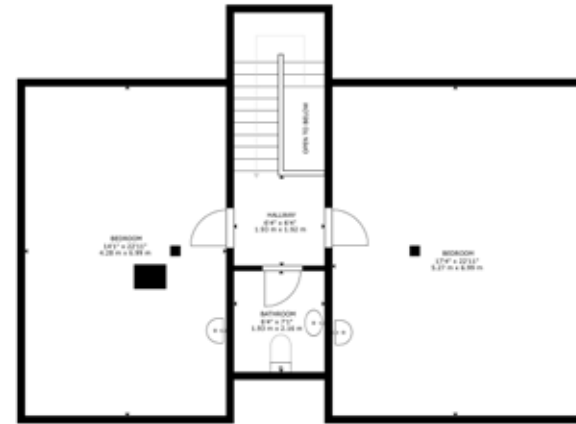
Viewings

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



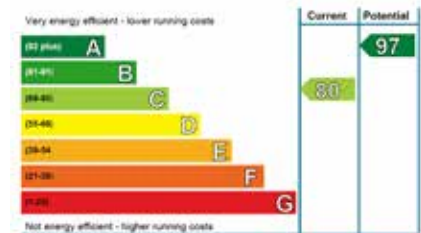


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1661 sq ft, 154.31 m², FLOOR 2: 818 sq ft, 76.01 m²
 TOTAL: 2479 sq ft, 230.32 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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